

2013 Orange County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Orange County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Orange County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	5.8%	\$11,803,691	\$722,496,650	0.6%
Change		3.9%	2.3%	
2012	10.0%	\$11,357,246	\$706,330,762	0.3%

Comparable Homestead Property Tax Changes in Orange County

The total tax bill for all taxpayers in Orange County increased by 5.8% in 2013. The main reason was a 3.9% increase in the total property tax levy. Certified net assessed value grew by a smaller amount, 2.3%, in this reassessment year, so most Orange County tax rates increased. These higher rates caused a small increase in tax cap credits as a share of the levy, from 0.3% in 2012 to 0.6% in 2013.

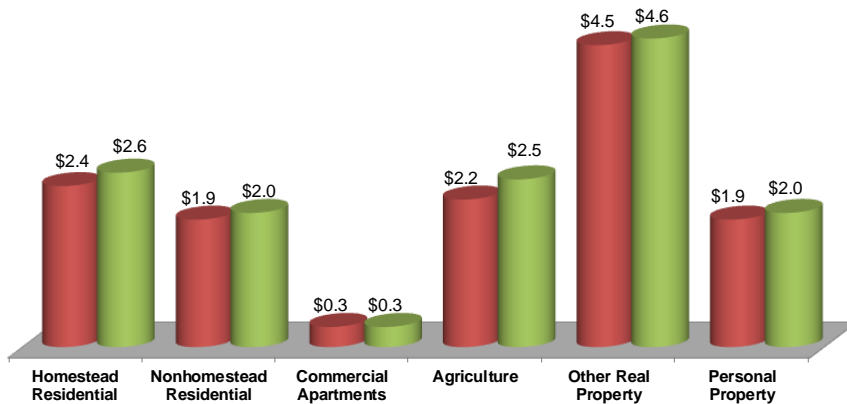
Orange County homeowners experienced a 6.3% increase in property tax bills in 2013. This was due to an increase in homestead net assessed value and an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,647	60.7%
No Change	325	5.4%
Lower Tax Bill	2,033	33.9%
Average Change in Tax Bill	6.3%	
Detailed Change in Tax Bill		
20% or More	1,176	19.6%
10% to 19%	930	15.5%
1% to 9%	1,541	25.7%
-1% to 1%	325	5.4%
-1% to -9%	1,324	22.0%
-10% to -19%	397	6.6%
-20% or More	312	5.2%
Total	6,005	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$13.2 ■ 2013 - Total \$14.0



In Orange County most net property taxes were paid by business (other real and personal), homestead, and agricultural property owners in 2013. Total net property taxes increased 5.8%, more than the average 2.1% increase statewide. Agriculture had the largest increase, while business real net taxes experienced the smallest percentage rise.

Property tax rates increased in all but one of the 14 Orange County tax districts in 2013. The average tax rate rose by 1.6% because the levy increase exceeded the increase in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Orange County increased by 3.9%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Orange County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$458,770,310	\$480,794,100	4.8%	\$157,781,974	\$167,807,526	6.4%
Other Residential	128,106,900	134,161,200	4.7%	126,935,710	132,856,266	4.7%
Ag Business/Land	171,955,800	185,551,300	7.9%	168,194,819	181,878,690	8.1%
Business Real/Personal	417,311,260	412,797,579	-1.1%	345,046,706	346,242,103	0.3%
Total	\$1,176,144,270	\$1,213,304,179	3.2%	\$797,959,209	\$828,784,585	3.9%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Orange County's total billed net assessed value increased by 3.9% in 2013. Increases in agricultural and homestead assessments were the main reasons. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$10,056	\$13,375	\$3,319	33.0%
2%	14,982	45,673	30,691	204.9%
3%	0	0	0	0.0%
Elderly	17,392	20,971	3,579	20.6%
Total	\$42,430	\$80,019	\$37,589	88.6%
% of Levy	0.3%	0.6%		

Total tax cap credits in Orange County were \$80,019, which was only 0.6% of the levy. This was much less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Orange County's average tax rate was less than

the median rate statewide. More than half of Orange County's tax cap credits were in the 2% nonhomestead residential category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Orange County increased \$37,589 between 2012 and 2013. Credits as a share of the total levy rose to 0.6% in 2013 from 0.3% in 2012.

Orange County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	9,902,610	10,809,164	10,703,591	11,357,246	11,803,691	9.2%	-1.0%	6.1%	3.9%
Orange County	2,181,612	2,212,172	2,327,291	2,412,826	2,459,378	1.4%	5.2%	3.7%	1.9%
French Lick Township	26,608	26,862	27,013	28,128	28,511	1.0%	0.6%	4.1%	1.4%
Greenfield Township	11,621	12,132	12,325	12,325	12,979	4.4%	1.6%	0.0%	5.3%
Jackson Township	10,354	10,932	11,189	11,587	11,766	5.6%	2.4%	3.6%	1.5%
Northeast Township	10,226	10,581	10,788	11,157	11,311	3.5%	2.0%	3.4%	1.4%
Northwest Township	7,628	9,772	9,986	10,363	9,771	28.1%	2.2%	3.8%	-5.7%
Orangeville Township	6,973	7,400	7,363	7,633	7,838	6.1%	-0.5%	3.7%	2.7%
Orleans Township	6,047	7,343	2,819	8,095	8,183	21.4%	-61.6%	187.2%	1.1%
Paoli Township	42,955	45,888	46,600	46,386	27,089	6.8%	1.6%	-0.5%	-41.6%
Southeast Township	7,817	8,330	8,603	5,514	5,384	6.6%	3.3%	-35.9%	-2.4%
Stamperscreek Township	9,797	10,106	10,287	10,260	0	3.2%	1.8%	-0.3%	-100.0%
French Lick Civil Town	519,157	577,109	548,315	567,862	576,146	11.2%	-5.0%	3.6%	1.5%
Orleans Civil Town	348,271	588,958	481,241	516,629	522,308	69.1%	-18.3%	7.4%	1.1%
Paoli Civil Town	421,164	454,741	465,227	480,414	487,508	8.0%	2.3%	3.3%	1.5%
West Baden Civil Town	214,040	213,956	211,342	198,160	191,246	0.0%	-1.2%	-6.2%	-3.5%
Orleans Community School Corp	1,447,567	1,596,209	1,461,341	1,549,826	1,676,763	10.3%	-8.4%	6.1%	8.2%
Paoli Community School Corp	1,561,249	2,156,428	2,098,073	2,283,753	2,460,514	38.1%	-2.7%	8.9%	7.7%
Springs Valley Community School Corp	2,093,560	1,931,580	1,958,710	2,126,000	2,253,731	-7.7%	1.4%	8.5%	6.0%
Orleans Public Library	59,761	61,106	64,137	66,230	67,218	2.3%	5.0%	3.3%	1.5%
Paoli Public Library	230,265	155,223	191,884	242,126	252,830	-32.6%	23.6%	26.2%	4.4%
French Lick-Melton Public Library	224,405	235,083	241,300	239,744	237,019	4.8%	2.6%	-0.6%	-1.1%
Orange County Fire Protection District	212,169	222,156	228,041	227,688	224,539	4.7%	2.6%	-0.2%	-1.4%
Orange County Solid Waste Mgmt Dist	249,364	255,097	279,716	294,540	271,659	2.3%	9.7%	5.3%	-7.8%

Orange County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
59001	French Lick Township	1.5193	--	--	--	--	--	--	1.5193
59002	French Lick Town	2.1675	--	--	--	--	--	--	2.1675
59003	West Baden Town	2.2011	--	--	--	--	--	--	2.2011
59004	Greenfield Township	1.3635	--	--	--	--	--	--	1.3635
59005	Jackson Township	1.4795	--	--	--	--	--	--	1.4795
59006	Northeast Township	1.2562	--	--	--	--	--	--	1.2562
59007	Northwest Township	1.5129	--	--	--	--	--	--	1.5129
59008	Orangeville Township	1.2589	--	--	--	--	--	--	1.2589
59009	Orleans Township	1.2789	--	--	--	--	--	--	1.2789
59010	Orleans Town	1.9115	--	--	--	--	--	--	1.9115
59011	Paoli Township	1.4690	--	--	--	--	--	--	1.4690
59012	Paoli Town	1.9143	--	--	--	--	--	--	1.9143
59013	Southeast Township	1.3276	--	--	--	--	--	--	1.3276
59014	Stamperscreek Township	1.3140	--	--	--	--	--	--	1.3140

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Orange County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	13,375	48,325	0	20,971	82,671	11,803,691	0.7%
<i>TIF Total</i>	0	-2,652	0	0	-2,652	1,949,996	-0.1%
<i>County Total</i>	13,375	45,673	0	20,971	80,019	13,753,687	0.6%
Orange County	2,492	7,570	0	4,265	14,327	2,459,378	0.6%
French Lick Township	43	340	0	53	436	28,511	1.5%
Greenfield Township	13	0	0	25	39	12,979	0.3%
Jackson Township	13	0	0	26	39	11,766	0.3%
Northeast Township	1	0	0	7	7	11,311	0.1%
Northwest Township	11	0	0	16	27	9,771	0.3%
Orangeville Township	0	0	0	1	1	7,838	0.0%
Orleans Township	8	0	0	12	20	8,183	0.2%
Paoli Township	27	0	0	63	89	27,089	0.3%
Southeast Township	4	0	0	11	14	5,384	0.3%
Stamperscreek Township	0	0	0	0	0	0	
French Lick Civil Town	353	13,010	0	833	14,197	576,146	2.5%
Orleans Civil Town	632	0	0	820	1,452	522,308	0.3%
Paoli Civil Town	843	0	0	1,235	2,078	487,508	0.4%
West Baden Civil Town	1,263	2,664	0	424	4,351	191,246	2.3%
Orleans Community School Corp	1,170	0	0	1,883	3,052	1,676,763	0.2%
Paoli Community School Corp	2,231	0	0	5,066	7,297	2,460,514	0.3%
Springs Valley Community School Corp	3,207	21,385	0	4,274	28,866	2,253,731	1.3%
Orleans Public Library	67	0	0	96	162	67,218	0.2%
Paoli Public Library	251	0	0	584	835	252,830	0.3%
French Lick-Melton Public Library	347	2,520	0	445	3,312	237,019	1.4%
Orange County Fire Protection District	126	0	0	361	488	224,539	0.2%
Orange County Solid Waste Mgmt Dist	275	836	0	471	1,583	271,659	0.6%
TIF - French Lick Town 002	0	-2,652	0	0	-2,652	1,617,701	-0.2%
TIF - West Baden Town 003	0	0	0	0	0	319,082	0.0%
TIF - Paoli Town 012	0	0	0	0	0	13,212	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.